



August 10, 2020

Honourable Kaycee Madu

Via Email

Dear Minister Madu:

RE: City of Edmonton Emissions Neutral Building Strategy

BILD Alberta and our member companies sincerely appreciate the continued collaboration of your Ministry and government in facilitating continued construction through the COVID-19 pandemic. We are also increasingly encouraged by recent work and commitments to address red tape through Building Codes and review of the *Municipal Government Act*.

We are writing today for clarity on a lingering issue related to the powers of the City of Edmonton to modify and/or create their own building code requirements. In recent months the City of Edmonton has begun work on an Emissions Neutral Building Strategy that would require new homes to be emissions neutral in an expedited fashion. Our understanding is that this may include the phase out of natural gas for home heating, potentially by 2030. Building Code authority is firmly with the Government of Alberta but our understanding is that the City of Edmonton believes that City Charters grant them authority to introduce their own requirements.

Staff from Municipal Affairs have repeatedly communicated that City Charters do not provide the above authority; our understanding is that this has also been communicated to the City of Edmonton. Despite this, they continue work on a strategy that would result in the introduction of their own Building Code requirements. There are substantial costs, red tape and implications on housing affordability not only associated with the City's strategy but what would result in Alberta having multiple Building Codes.

As an association we would like to formally request clarity from yourself as to whether the City of Edmonton has authority to:

- a) require emissions neutral buildings from private sector builders and developers; and
- b) introduce any new or modified requirements to Building Codes.

We sincerely appreciate any clarity that can be provided as member companies are growing increasingly concerned that we may end up with substantial new costs that impact housing affordability, business viability and a situation where builders and developers must contend with multiple building codes in Alberta. If possible, we would also request that Municipal Affairs provide formal clarity to the City of Edmonton with regards to their authority.

Please let us know if any additional information is needed.

Kind Regards,

Scott Fash
Executive Director, BILD Alberta

CC: Jonathan Koehli, Dale Beesley, Gary Sandberg, Stephanie McCabe, Paul Ross and Adam Laughlin.